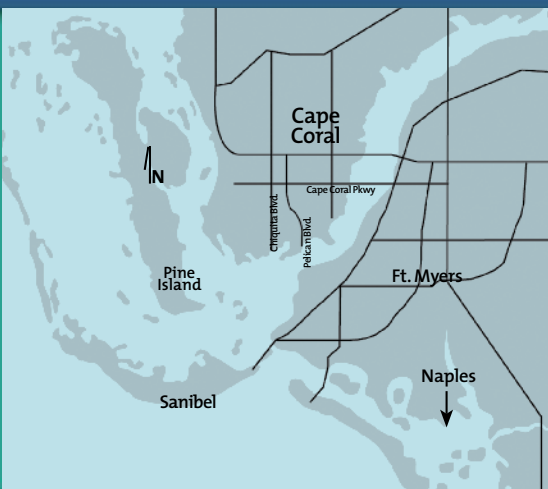




MARINALIVING

THE RESORT AT MARINAVILLAGE



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[www.tarponpoint.com](http://www.tarponpoint.com)

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Oral representations cannot be relied upon as correctly stating representation of the developer. For correct representations, make reference to this brochure and to the documents required by section 718.503, Florida statutes, to be furnished by developer to buyer or lessee.



Offered by Grosse Pointe Development Company, Inc. Developers of The Residences at Bell Tower Park, Tarpon Point Marina and Palmas del Sol. For more information on all of our fine communities, please call 239-437-5007 or visit online at [gdevelopment.com](http://gdevelopment.com).



Renderings are artist conception. Prices and specifications subject to change without notice. Offered exclusively by Grosse Pointe Realty, LLC. Void where prohibited. © 2005 Grosse Pointe Development Company, Inc.



SOUTHWEST FLORIDA'S ULTIMATE LUXURY WATERFRONT ADDRESS



THE RESORT AT MARINAVILLAGE › THE RESORT AT MARINAVILLAGE ›

Grosse Pointe Development Company is proud to announce the very pinnacle of resort-style living on the water, and a new destination for people of taste everywhere. The Resort at MarinaVillage at Tarpon Point Marina is an exclusive

Condo/Hotel — a 19-story luxury building overlooking a deep-water marina, the Caloosahatchee River and the Gulf of Mexico. At the marina, owners and guests will find

a unique waterfront retail village with elegant shops and boutiques, resort and casual dining spots, offices, a ship's store, and a luxury day spa. Additionally, private boat

slips will be available to owners at The Resort.





Live in MarinaStyle

The Resort at MarinaVillage offers you all the amenities of Tarpon Point Marina including four-star waterfront views – plus hotel-style luxuries such as room service, housekeeping and professional concierge services. Two- and three-bedroom furnished Condo/Hotel residences range from 1,225 to 2,225 square feet, with grand rooms, master suites, guest suites, dining terraces and access to amenity decks.

On the first and second floors of each building you'll find private club-like amenities, including a resort-style pool and spa, fitness center and sundecks. The community also includes a 24-hour staffed gatehouse at the entrance to Tarpon Point Marina.



All this and professional management, too

As an owner at The Resort at MarinaVillage, you will have the opportunity to place your luxury MarinaCondo in the Residence Rental Program. Grosse Pointe Development' has appointed SunStream Hotel & Resorts as the on-site rental management company. This program finds qualified rental candidates and provides stress-free leasing arrangements, so you can relax!



## The pinnacle of Resort-Style Living

### About SunStream Hotel & Resorts Management



Founded in 1986, SunStream Hotels & Resorts is respected throughout the Southwest Florida area as one of the premier property management and hospitality specialists. SunStream has developed, sold, and presently manages the Bellasera Hotel, GreenLinks Golf Resort and Park Shore Resort in Naples and DiamondHead Beach Resort, GullWing Beach Resort, Pointe Estero Beach Resort and Santa Maria Harbour Resort on Fort Myers Beach. The company will now bring its reputation for managing resort-style properties to The Resort at MarinaVillage at Tarpon Point Marina, Cape Coral. For more information visit [www.SunStream.com](http://www.SunStream.com).





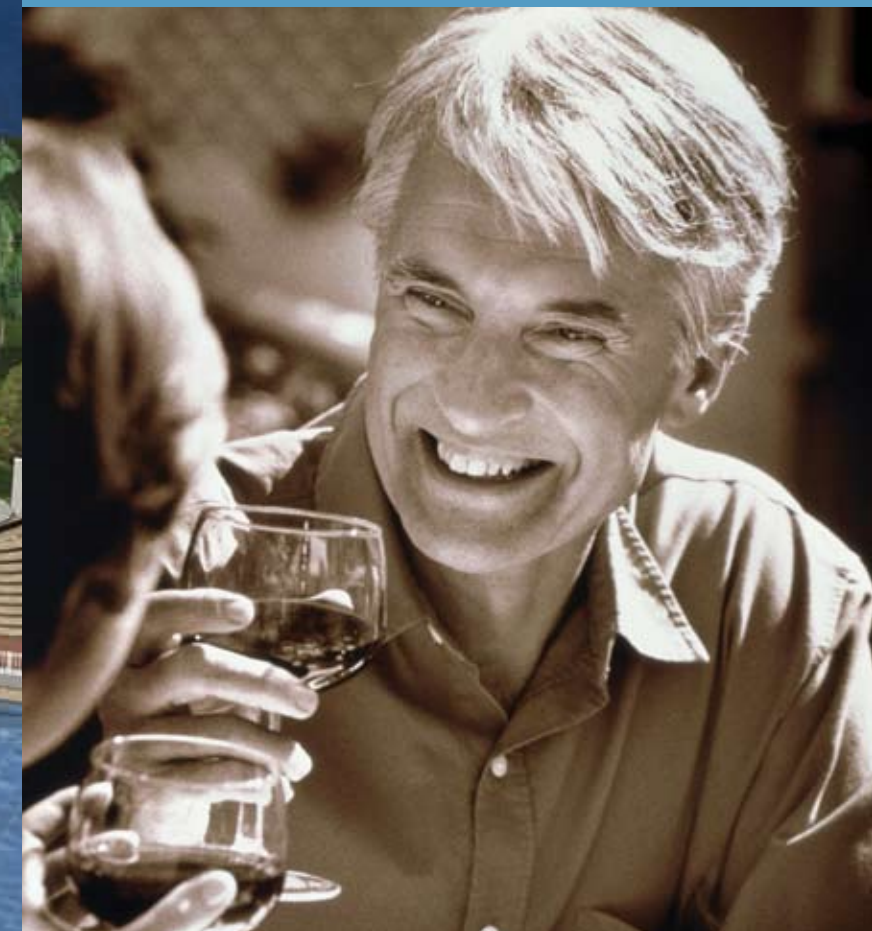
# Welcome Aboard

The MarinaVillage experience begins when you check in at our signature octagonal reception center showcasing a stunning water feature. This unique glass pavilion will serve as a sparkling beacon for all those arriving at MarinaVillage by land, sea and air. Nearby pavilions along the esplanade offer casual waterfront restaurants and cafes, boutiques and specialty shops, a ship's store and a day spa. Owners and guests alike will enjoy the resort-style pool, spa and expansive deck for sunbathing and relaxing.



## MarinaDining

Enjoy waterfront dining at its liveliest at two 200-seat restaurants with indoor and outdoor seating, spectacular marina views, full bar and award-winning cuisine. After dinner, continue the MarinaVillage experience with a stroll along the esplanade or a romantic moonlight boat ride.







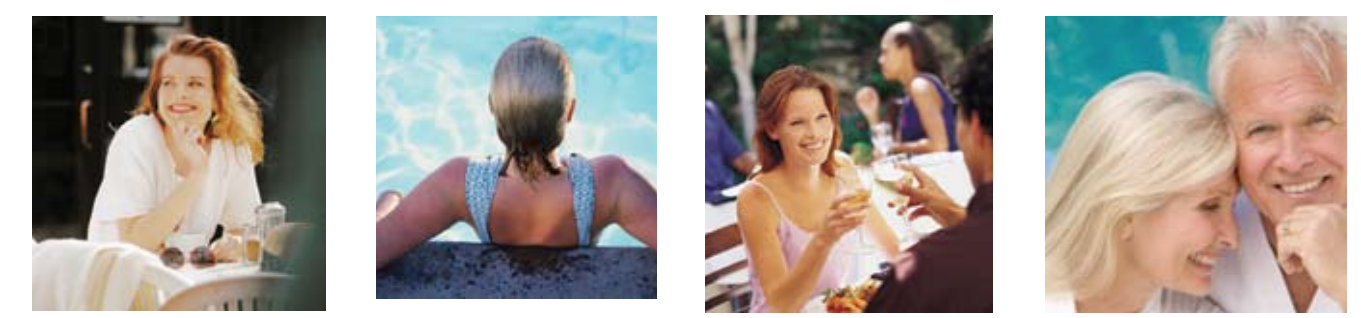
# MarinaBoating



The Resort at MarinaVillage overlooks Tarpon Point's existing deep-water marina, with direct access to the Gulf of Mexico. The marina accommodates 175 vessels up to 75' in length, and offers a fully stocked ship's store with boating and fishing supplies, nautical gear and outdoor wear.



Simply put, Tarpon Point Marina's surrounding waters offer some of the best sport fishing in the world. So the combination of a world-class resort with Condo/Hotel and a clean deep-water marina is sure to attract sportsmen and women – and sophisticated travelers – from around the globe.



Enjoy direct access to the *Gulf of*

## CleanMarina



In 2002, the Florida Department of Environmental Protection designated the marina at Tarpon Point as a "Clean Marina"— a designation earned by only three other marinas in Lee County. Clean marinas use innovative solutions in day-to-day operations that help protect the environment.



# A Tale of Two Villages

In its private life, The Resort at MarinaVillage is a spectacular new residential address in Southwest Florida's premier waterfront community. But The Resort is destined to take on a more public persona as well. The Resort at Marina Village is poised to become an international port-of-call, attracting boaters, vacationers and sophisticated travelers from far and wide.

Discover this new homeport for connoisseurs of the good life, MarinaStyle. And join them by calling 239-549-8500, or visiting [www.tarponpoint.com](http://www.tarponpoint.com) today.

